BILL GARRETT, Davidson County
Trans:T20120032571 DEEDWARR
Recvd: 05/03/12 12:13 2 pgs
Fees:13.00 Taxes:192.40
20120503-0038099

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,000.00

Affiant

Subscribed and sworn to before me, this 27th day of April, 2012.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LELA DENSON	**SWBC MORTGAGE CORPORATION**	**13614019700**
1010 CARLA COURT	**5055 MARYLAND WAY, STE 200**	
NASHVILLE, TN 37217	**BRENTWOOD, TN 37037**	
		FILE: ST10475

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

JOHN V. RICHARDSON and WIFE, MARY JACQUELYN WARD RICHARDSON (FKA MARY JACQUELYN WARD)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LELA DENSON, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 157-A, ZONE LOT DIVISION, HARBOR GATE SUBDIVISION, SECTION TWO, LOTS 155-164, as shown on plat of record in Plat Book 6900, Page 17, amending Plat Book 6250, Page 33, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John V. Richardson and Mary Jacquelyn Ward by Warranty Deed from Terra L. Blair, unmarried, recorded on the 16th day of February, 2005 in Instrument No. 20050216-0017769, in the Register's Office of Davidson County, Tennessee. Mary Jacquelyn Ward is now married to John V. Richardson and known as Mary Jacquelyn Ward Richardson.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 6250, Page 33, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1010 CARLA COURT, NASHVILLE, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 27th day of April, 2012.

JOHN V. RICHARDSON

MARY JACQUELYN WARD RICHARDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JOHN V. RICHARDSON and MARY JACQUELYN WARD RICHARDSON, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2012.

Notary Public

My Commission Expires:

